

**1:30 P.M. – AUGUST 19, 2002**

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**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
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**1) CASE NO. W – 7194-08-02: 667 FLINT AVENUE,** Neal S. Fox, Owner.  
{(Proj. #353007) (Council Dist.- 3)}  
**(Weed Abatement Case – with appeal)**

**2) CASE NO. V– 7195-08-02: 2052 SHIPWAY AVENUE,** Walter D. Olson & Sheila J. Ryan, Owners. {(Proj. #319661) (Council Dist.- 5)}  
**(Inoperative Vehicle Case – with appeal)**

**3) CASE NO. V – 7196-08-02: 2052 SHIPWAY AVENUE,** Walter Olson & Sheila J. Ryan, Owners. {(Proj. #332234) (Council Dist.- 5)}  
**(Inoperative Vehicle Case – with appeal)**

**4) CASE NO.V –7197-08-02: 2052 SHIPWAY AVENUE,** Walter D.Olson & Sheila J. Ryan, Owners. {(Proj. #354087) (Council Dist.- 5)}  
**(Inoperative Vehicle Case – with appeal)**

**5) CASE NO.W – 7198-08-02: 2052 SHIPWAY AVENUE,** Walter D. Olson & Sheila J. Ryan, Owners.{(Proj.#319664) (Council Dist.- 5)}  
**(Weed Abatement Case – with appeal on notice)**

**6) CASE NO. P – 7199-08-02: 2052 SHIPWAY AVENUE,** Walter D Olson & Sheila J. Ryan, Owners. {(Proj. #354092)(Council Dist.-5)}  
**(Property Maintenance Case)**

**7) CASE NO. W – 7200-08-02: 1867 PINE AVENUE,** Second Samoan Congregational Church, Owner. {(Proj. #345122) (Council Dist.-6 )}  
**(Weed Abatement Case – with appeal on charges)**

**8) CASE NO. W – 7201-08-02: 3003 SHADY PARK,** Genevieve Steinhauser, Owner.{(Proj. #356363) (Council Dist.- 5)}  
**(Weed Abatement Case – with appeal on notice)**

**9) CASE NO. W – 7202-08-02: 401 SOUTH STREET,** Robert H. Oesterle, Owner. {(Proj. #326547) (Council Dist.- 9)}  
**(Weed Abatement Case – with appeal on charges)**

**10) CASE NO. C – 7203-08-02: 1233 DAISY AVENUE,** Anna L. Tolles, Owner.  
{(Proj. #337541) (Council Dist.-1)}  
**(Substandard Building Case)**

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**11) CASE NO. C – 7204-08-02: 405-409 ESTHER STREET & 411-411 ½ ESTHER STREET,** HMW Investments LLC, Owners. {(Proj. #341139 & 341140)}  
(Council Dist.- 1) **(Substandard Building Case – Multiple Buildings)**

**12) CASE NO. C – 7205-08-02: 3214 & 3216 WILTON ST.,** Nina M. Hostetler,  
Owner. {(Proj. #338118 (Council Dist.- 4))}  
**(Substandard Building Case)**

**13) CASE NO. P – 7206-08-02: 609 WEST 4<sup>th</sup> STREET,** Patricia Herrera,  
Owner. {(Proj. #319682) (Council Dist.-1)}  
**(Property Maintenance Case)**

**14) CASE NO. P – 7207-08-02: 1043 EAST 5<sup>th</sup> STREET,** Mark Chandler c/o  
Paul Chandler, Owners (Proj. #319891) (Council Dist.-2)} – **“SURVEY”**  
**(Property Maintenance Case)**

**15) CASE NO. P – 7208-08-02: 348 WEST 7<sup>th</sup> STREET,** Gary L. & Frances A.  
Kipling, Owners. {(Proj. #328482) (Council Dist.-1)}  
**(Property Maintenance Case)**

**16) CASE NO. P – 7209-08-02: 2311 EAST 11<sup>th</sup> STREET,** Jeffrey Lewis,  
Owner. {(Proj. #348291) (Council Dist.- 4)}  
**(Property Maintenance Case)**

**17) CASE NO. P – 7210-08-02: 1725 EAST 55<sup>th</sup> STREET,** Martin N. Jr & Anna  
M. Butler, Owners {(Proj. #347337) (Council Dist.-8 )}  
**(Property Maintenance Case)**

**18) CASE NO. P – 7211-08-02: 1739 EAST 55<sup>th</sup> St.,** Rudolph S & Ethel V. Osti,  
Owners {( Proj. #347339) (Council Dist.-8 )}  
**(Property Maintenance Case)**

**19) CASE NO. P – 7212-08-02: 2109 EAST ARTESIA,** Adel A & Aida K. Salib  
Family Trust, Owners. {(Proj. #350412)(Council Dist.-9 )}  
**(Property Maintenance Case)**

**20) CASE NO. P – 7213-08-02: 3569 FALCON AVENUE,** Felleti & Regina  
McCutcheon, Owners. {(Proj. #341120) (Council Dist.-7 )}  
**(Property Maintenance Case)**

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**21) CASE NO. P – 7214-08-02: 2921 GALE AVENUE**, Rob Hansen & Ruth H Sanford(deceased), Owners. {(Proj. #346268) (Council Dist.-7 }  
**(Property Maintenance Case)**

**22) CASE NO. P – 7215-08-02: 775 GARDENIA AVENUE**, Narain & Parmila Tekchandani, Owners. {(Proj. #347351) (Council Dist.-7 }  
**(Property Maintenance Case)**

**23) CASE NO. P – 7216-08-02: 1040 HELLMAN STREET**, Luis A. Diaz, Owner. {(Proj. #347839) (Council Dist.-1 }  
**(Property Maintenance Case)**

**24) CASE NO. P – 7217-08-02: 1537 LINDEN AVENUE**, Melissa M. Raaff, Owner. {(Proj. #340354) (Council Dist.-1 } – **“SURVEY”**  
**(Property Maintenance Case)**

**25) CASE NO. P – 7218-08-02: 1869 LOCUST AVENUE**, Juan and Maria Deloera, Owners. {(Proj. # 347685)(Council Dist.-6 } – **“SURVEY”**  
**(Property Maintenance Case)**

**26) CASE NO. P – 7219-08-02: 1871-73 LOCUST AVENUE**, Anita Lambazuri, Owner. {(Proj. #347686) (Council Dist.-6 } – **“SURVEY”**  
**(Property Maintenance Case)**

**27) CASE NO. P – 7220-08-02: 4827 LONG BEACH BOULEVARD**, Romo Chernoff, Owner.{(Proj. #347038) (Council Dist.-8 }  
**(Property Maintenance Case)**

**28) CASE NO. P – 7221-08-02: 6260-6260 A & B LONG BEACH BOULEVARD**, Los Angeles Home Owners Aid, Inc., Owners. {(Proj. #343316) (Council Dist.-9 } **(Property Maintenance Case)**

**29) CASE NO. P – 7222-08-02: 2024 MAINE AVENUE**, Robert E. & Jerline Smith, Owners. {(Proj. #342663) (Council Dist.-7 }  
**(Property Maintenance Case)**

**30) CASE NO. P – 7223-08-02: 1990 MARTIN LUTHER KING JR AVENUE**, Leonard Smith, Owner. {(Proj. #339435) (Council Dist.-6 } - **“SURVEY”**  
**(Property Maintenance Case)**

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**31) CASE NO. P – 7224-08-02: 6639 MURIEL AVENUE**, Rose L. Frant, Owner.  
{(Proj. #338948) (Council Dist.-9 } **(Property Maintenance Case)**

**32) CASE NO. P – 7225-08-02: 1826 PINE AVENUE** , Mark K. Worcester,  
Owner. {(Proj. #348151) (Council Dist.-6 } - **“SURVEY”**  
**(Property Maintenance Case)**

**33) CASE NO. P – 7226-08-02: 244 E. SOUTH STREET**, John Bonsangue,  
Owner. {(Proj. #333628) (Council Dist.-9 } **(Property Maintenance Case)**

**OPPORTUNITY FOR PUBLIC COMMENTS:**

**NEW OR UNFINISHED BUSINESS:**

**SET DATE FOR NEXT HEARING:**      SEPTEMBER 16, 2002

**MOTION FOR ADJOURNMENT:**

*(Agenda:A81902)*

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO.1**

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**CASE NO. W – 7194-08-02: 667 FLINT AVENUE**, Neal S. Fox, Owner.  
{(Proj. #353007) (Council Dist.- 3)}

**Comments:** This is a **Weed Abatement Case**. The owner has requested in writing a hearing regarding the Notice to Clean issued by the City for removal of weeds, trash and debris from the property.

**Conclusion:** The property contains overgrown vegetation, trash and debris on the driveway and in yard areas. Therefore the City of Long Beach, Code Enforcement Section posted the property and mailed a "Notice to Clean Premises" to the property owner, certified and regular mail.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, approve, modify or deny the appeal to waive the Notice to Clean, and order the owner to clean all overgrown vegetation, trash and debris from the property by **September 9, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO.2**

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**CASE NO. V- 7195-08-02: 2052 SHIPWAY AVENUE**, Walter D. Olson & Sheila J. Ryan, Owners. {(Proj. #319661) (Council Dist.- 5)}

**Comments:** This is an **Inoperative Vehicle Case**. There are\_\_\_\_ photos for the record. The vehicle owners have requested in writing a hearing to appeal the removal of the inoperative vehicle, **1975 Chrysler (Lic. Plate #968MYH)** parked on the driveway at the property located at **2052 SHIPWAY AVENUE**, Long Beach, California. The owners have not complied with the Department's "Notice of Intention to Abate and Remove an Inoperative Vehicle as Public Nuisance", dated **July 2, 2002**, Long Beach Municipal Code, Section 10.46.010 – Inoperative Vehicles, Declared a Public Nuisance, directing the owners to remove the inoperative vehicle parked or stored on the driveway obstructing the required off street parking, or make the vehicle fully operative with a current license and registration. A recent inspection revealed the vehicle remains in violation.

**Suggested Board Action:** Conclude the hearing, approve, modify or deny the owner's appeal to waive the "Notice of Intention to Abate and Remove an Inoperative Vehicle as Public Nuisance" and order the owners to remove the inoperative vehicle parked or stored on the driveway obstructing the required off street parking, or make the vehicle fully operative with a current license and registration by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO.3**

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**CASE NO. V – 7196-08-02: 2052 SHIPWAY AVENUE**, Walter Olson & Sheila J. Ryan, Owners. {(Proj. #332234) (Council Dist.- 5)}

**Comments:** This is an **Inoperative Vehicle Case**. There are\_\_\_\_ photos for the record. The vehicle owners have requested in writing a hearing to appeal the removal of the inoperative vehicle, **Trailer (Lic. Plate #RV6569)** parked on the driveway at the property located at **2052 SHIPWAY AVENUE**, Long Beach, California. The owners have not complied with the Department's "Notice of Intention to Abate and Remove an Inoperative Vehicle as Public Nuisance", dated **July 2, 2002**, Long Beach Municipal Code, Section 10.46.010 – Inoperative Vehicles, Declared a Public Nuisance, directing the owners to remove the inoperative vehicle parked or stored on the driveway obstructing the required off street parking, or make the vehicle fully operative with a current license and registration. A recent inspection revealed the vehicle remains in violation.

**Suggested Board Action:** Conclude the hearing, approve, modify or deny the owner's appeal to waive the "Notice of Intention to Abate and Remove an Inoperative Vehicle as Public Nuisance" and order the owners to remove the inoperative vehicle parked or stored on the driveway obstructing the required off street parking, or make the vehicle fully operative with a current license and registration by **September 19, 2002**.



**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO.4**

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**CASE NO. V – 7197-08-02: 2052 SHIPWAY AVENUE,** Walter D. Olson & Sheila J. Ryan, Owners. {(Proj. #354087) (Council Dist.- 5)}

**Comments:** This is an **Inoperative Vehicle Case**. There are\_\_\_\_ photos for the record. The property owners have requested in writing a hearing to appeal the removal of the inoperative vehicle, **1988 Dodge Plymouth (Lic. Plate #3DX829)** parked on the driveway at the property located at **2052 SHIPWAY AVENUE**, Long Beach, California. The owners have not complied with the Department's "Notice of Intention to Abate and Remove an Inoperative Vehicle as Public Nuisance", dated **July 2, 2002**, Long Beach Municipal Code, Section 10.46.010 – Inoperative Vehicles, Declared a Public Nuisance, directing the owners to remove the inoperative vehicle parked or stored on the driveway obstructing the required off street parking, or make the vehicle fully operative with a current license and registration. A recent inspection revealed the vehicle remains in violation.

**Suggested Board Action:** Conclude the hearing, approve, modify or deny the owner's appeal to waive the "Notice of Intention to Abate and Remove an Inoperative Vehicle as Public Nuisance" and order the owners to remove the inoperative vehicle parked or stored on the driveway obstructing the required off street parking, or make the vehicle fully operative with a current license and registration by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO.5**

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**CASE NO.W – 7198-08-02: 2052 SHIPWAY AVENUE,** Walter D. Olson & Sheila J. Ryan, Owners.{(Proj.#319664) (Council Dist.- 5)}

**Comments:** This is a **Weed Abatement Case**. The owners have requested in writing a hearing regarding the Notice to Clean by the City for removal of weeds, trash and debris from the property.

**Conclusion:** The property contains weeds, trash and debris. Therefore the City of Long Beach, Code Enforcement Section posted the property with a Notice to Clean and mailed a “Notice to Clean Premises” to the property owners, certified and regular mail

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board’s findings, approve, modify or deny the appeal to waive the Notice to Clean, and order the owners to clean all weeds, trash and debris from the property by **September 9, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO.6**

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**CASE NO. P – 7199-08-02: 2052 SHIPWAY AVENUE,** Walter D Olson & Sheila J. Ryan, Owners. {(Proj. #354092)(Council Dist.-5)}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owners have not complied with the Building Official's violation notice dated **July 2, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsection B) Paint, directing the owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair including trim. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair including trim by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 7**

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**CASE NO. W – 7200-08-02: 1867 PINE AVENUE,** Second Samoan Congregational Church, Owner. {(Proj. #345122) (Council Dist.-6 )}

**Comments:** This is a **Weed Abatement Case**. The owner's agent has requested in writing a public hearing regarding the charges by the City for the removal of weeds, trash and debris from the property.

On **February 16, 2002**, a site inspection revealed weeds, trash and debris in all yard areas. The property was posted and photos of the violation were taken.

On **March 21, 2002**, a "Notice to Clean Premises" was sent to the owner via certified and regular mail.

On **April 22, 2002**, a site inspection revealed that the property remained in violation. A non-compliance card was mailed to the owner.

On **May 13, 2002**, a site inspection revealed that the property was still in violation. A work order to clean the property was prepared and submitted to our cleaning crew.

On **June 5, 2002**, the property was cleaned by our consultant PRC.

On **July 3, 2002**, a "Notice to Pay Lot Cleaning Levy" was prepared and mailed to the owner.

On **July 19, 2002**, a written request to appeal the reasonableness of charges was received by the Department of Planning and Building.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 7 (CONTINUED)**

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**The cleaning charges ( June 5, 2002) and processing fees were computed as follows:**

Labor Charges	=	\$ 273.00
Overhead Charges	=	192.40
Equipment Charges	=	136.00
Dump Charges	=	<u>65.00</u>
<b>TOTAL PRC CHARGES</b>	<b>=</b>	<b>\$ 666.40</b>
Planning and Building Processing Charges	=	120.00
Before and After photo charges	=	2.00
<b>TOTAL PLANNING &amp; BUILDING CHARGES</b>	<b>=</b>	<b><u>\$ 122.00</u></b>
 <b>GRAND TOTAL CHARGES DUE</b>	 <b>=</b>	 <b>\$ 788.40</b>

**Conclusion:** The yard areas of the property contained an excessive amount of weeds, trash and debris which created a health and fire hazard, therefore the City of Long Beach, Weed Abatement Section, removed all weeds, trash and debris in accordance with the Long Beach Municipal Code, Sections 8.56.050 and 8.56.090.

**Suggested Board Action:** Conclude the hearing, approve, modify, or deny the appeal to waive the standard fees charged to the owners for causing the public nuisance to be abated by the City, and order the owner to pay **\$788.40**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 8**

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**CASE NO. W – 7201-08-02: 3003 SHADY PARK,** Genevieve Steinhauser,  
Owner.{(Proj. #356363) (Council Dist.- 5)}

**Comments:** This is a **Weed Abatement Case**. The owner's son has requested in writing a hearing regarding the "Notice to Clean" issued by the City for the removal of weeds, trash and debris in all yard areas, including overgrown vegetation growing along the City's parkway.

**Conclusion:** The property contains an excessive amount of weeds, trash and debris in all yard areas, including overgrown vegetation growing along City's parkway areas. Therefore the City of Long Beach, Code Enforcement Section posted the property with a Notice to Clean and mailed a "Notice to Clean Premises" to the property owner, certified and regular mail.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, approve, modify or deny the appeal to waive the Notice to Clean, and order the owner to clean all weeds, trash and debris in all yard areas, including overgrown vegetation growing along the City's parkway by **September 9, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 9**

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**CASE NO. W – 7202-08-02: 401 SOUTH STREET,** Robert H. Oesterle,  
Owner. {(Proj. #326547) (Council Dist.- 9)}

**Comments:** This is a **Weed Abatement Case**. The owner has requested in writing a public hearing regarding the charges by the City for the removal of trash and debris from his property.

On **June 1, 2001**, a site inspection revealed that there were weeds, trash and debris in all yard areas of the property. The property was posted with a "Notice To Clean". The owner was at the property at that time.

On **June 20, 2001**, a "Notice To Clean" was sent to the owner by way of regular and certified mail.

On **August 8, 2001**, a site inspection revealed that the property remained in violation. A non-compliance card was mailed to the owner.

On **October 19, 2001**, a site inspection revealed that the yard areas were still full of weeds, trash and debris.

On **December 3, 2001**, a site inspection revealed that the property was still in violation.

On **January 28, 2002**, a site inspection revealed that the property was still in violation. A "Work Order" to clean the property was prepared and submitted to our cleaning crew.

On **March 12, 2002**, City forces attempted to clean the site but were denied access to the property.

On **April 30, 2002**, an inspection warrant was prepared and signed by Judge Bradford Andrews.

On **May 3, 2002**, a copy of the warrant was posted on the property and was sent to the owner via certified and regular mail.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 9 (CONTINUED)**

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On **May 10, 2002**, the warrant was executed and the property was cleaned by our consultant PRC.

On **May 29, 2002**, a "Notice To Pay Lot Cleaning Levy" was prepared and mailed to the owner.

On **June 14, 2002**, a written request to appeal the reasonableness of charges was received by the Department of Planning and Building.

**The cleaning charges ( May 10, 2002) and processing fees were computed as follows:**

Labor Charges	=	\$ 730.00
Overhead Charges	=	410.16
Equipment Charges	=	195.00
Dump Charges	=	<u>276.60</u>
<b>TOTAL PRC CHARGES</b>	=	<b>\$ 1,611.76</b>
Planning and Building Processing Charges	=	120.00
Before and After photo charges	=	1.00
Incidental Enforcement Costs due to Warrant	=	974.40
Penalty = 50%		
Penalty from March 2001	=	1,353.58
<b>PLANNING &amp; BUILDING CHARGES</b>	=	<b><u>\$ 2,707.16</u></b>
<b>GRAND TOTAL CHARGES DUE</b>	=	<b>\$ 4,060.74</b>

**Conclusion:** The yard areas of the property contained an excessive amount of weeds, trash and debris which created a health and fire hazard, therefore the City of Long Beach, Weed Abatement Section, removed all weeds, trash and debris in accordance with the Long Beach Municipal Code, Sections 8.56.050 and 8.56.090.

**Suggested Board Action:** Conclude the hearing, approve, modify, or deny the appeal to waive the standard fees charged to the owners for causing the public nuisance to be abated by the City, and order the owner to pay **\$4,060.74**



**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 10**

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**CASE NO. C – 7203-08-02: 1233 DAISY AVENUE,** Anna L. Tolles, Owner.  
{(Proj. #337541) (Council Dist.-1)}

**Comments:** This is a **Substandard Building Case**. There are\_\_\_\_photos for the record. The owner has not complied with the Building Official's order to rehabilitate the **2-story, 9-unit apartment building** or abate the public nuisances on or before **July 19, 2002**. The building is partially occupied. The Building Department will issue a Violation Notice to the owner and or tenants to vacate the building immediately. Permits have been obtained but are now suspended, pending the Board's determination. The rehabilitation work has not been completed with-in the time frame. Staff's report indicates that 40% of the rehabilitation has been completed. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, determine that the **2-story, 9-unit apartment building** is substandard and a public nuisance, and order the owner to demolish or rehabilitate the structure as per Findings dated **August 8, 2002** by **September 19, 2002**. Also order the owner to maintain the structure in a safe, clean and secure manner until the demolitions or rehabilitations are completed.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 11**

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**CASE NO. C – 7204-08-02: 405-409 ESTHER STREET & 411-411 ½ ESTHER STREET**, HMW Investments LLC, Owner. {(Proj. #341139 & 341140)}  
(Council Dist.- 1)

**Comments:** These are **Substandard Building Cases**. There are\_\_photos for the record. The owner has not complied with the Building Official's order to rehabilitate the **One & 2-Story, 5-Unit Apartment Building** at **405-409 ESTHER STREET** and the **2-Story Duplex** at **411-411 ½ ESTHER STREET** or abate the public nuisances on or before **August 4, 2002**. The buildings are vacant. Permits have not been obtained. The rehabilitation work has not started. A recent inspection revealed the properties remain in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, determine that the **One & 2-Story, 5-Unit Apartment Building** and the **2-Story Duplex** are substandard and public nuisances, and order the owner to demolish or rehabilitate the structures as per Findings dated **August 8, 2002** by **September 19, 2002**. Also order the owner to maintain the structures in a safe, clean and secure manner until the demolitions or rehabilitations are completed.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 12**

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**CASE NO. C – 7205-08-02: 3214 & 3216 WILTON ST.,** Nina M. Hostetler,  
Owner. {(Proj. #338118 (Council Dist.- 4)} **Substandard Building Case**

**Comments:** This is a **Substandard Building Case**. There are \_\_\_\_ photos for the record. The owner has not complied with the Building Official's order to rehabilitate the **2-Story Duplex with Detached Garage** or abate the public nuisance on or before **July 10, 2002**. The building is occupied. The Building Department will issue a Violation Notice to the owner and or tenants to vacate the building immediately. Permits have been obtained but are now suspended, pending the Board's determination. The rehabilitation work has not been completed with-in the time frame. Staff's report indicates that 5% of the rehabilitation has been completed. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, determine that the **2-Story Duplex with Detached Garage** are substandard and public nuisance, and order the owner to demolish or rehabilitate the structure as per Findings dated **August 8, 2002** by **September 19, 2002**. Also order the owners to maintain the structures in a safe, clean and secure manner until the demolitions or rehabilitation are completed.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 13**

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**CASE NO. P – 7206-08-02: 609 WEST 4<sup>th</sup> STREET,** Patricia Herrera, Owner.  
{(Proj. #319682) (Council Dist.-1)}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owner has not complied with the Building Official's violation notice dated **March 2, 2001**, Long Beach Municipal Code, Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsection, B) Paint, directing the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair including trim and eaves. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair including trim and eaves by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 14**

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**CASE NO. P – 7207-08-02: 1043 EAST 5<sup>th</sup> Street,** Mark Chandler c/o Paul Chandler, Owners (Proj. #319891) (Council Dist.-2)} – **“SURVEY”**

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owner has not complied with the Building Official’s violation notice dated **May 13, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections B) Paint and M) Unsightly Property, directing the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair including trim and eaves. Repair exterior light fixtures. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board’s findings, declare the property a public nuisance, and order the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair including trim and eaves. Repair exterior light fixtures by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 15**

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**CASE NO. P – 7208-08-02: 348 WEST 7<sup>th</sup> STREET,** Gary L. & Frances A. Kipling, Owners. {(Proj. #328482) (Council Dist.-1)}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_ photos for the record. The owners have not complied with the Building Official's violation notice dated **September 7, 2001**, Long Beach Municipal Code, Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsection, B) Paint, directing the owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 16**

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**CASE NO. P – 7209-08-02: 2311 EAST 11<sup>th</sup> STREET,** Jeffrey Lewis, Owner.  
{(Proj. #348291) (Council Dist.- 4)}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owner has not complied with the Building Official's violation notice dated **April 15, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections B) Paint, C) Broken Windows, K) Trash Cans and M) Unsightly Property, directing the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including fascia and trim. Replace all broken windows. Remove the trash cans stored or kept in the front, rear, or side yards visible from public streets or provide an approved enclosure. Repair or replace deteriorated crawl space screen. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including fascia and trim. Replace all broken windows. Remove the trash cans stored or kept in the front, rear, or side yards visible from public streets or provide an approved enclosure. Repair or replace deteriorated crawl space screen by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 17**

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**CASE NO. P – 7210-08-02: 1725 EAST 55<sup>th</sup> STREET,** Martin N. Jr & Anna M. Butler, Owners {(Proj. #347337) (Council Dist.-8 )}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owners have not complied with the Building Official's violation notice dated **March 27, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsection N) Fence, directing the owners to remove, replace or repair the deteriorated block wall at the east property line. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owners to remove, replace or repair the deteriorated block wall at the east property line by **September 19, 2002**.



**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 18**

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**CASE NO. P – 7211-08-02: 1739 EAST 55<sup>th</sup> St.,** Rudolph S & Ethel V. Osti,  
Owners {( Proj. #347339) (Council Dist.-8 )}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owners have not complied with the Building Official's violation notice dated **April 17, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsection N) Fence, directing the owners to remove, replace or repair the deteriorated block wall at the west property line. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owners to remove, replace or repair the deteriorated block wall at the west property line by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 19**

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**CASE NO. P – 7212-08-02: 2109 EAST ARTESIA,** Adel A & Aida K. Salib  
Family Trust, Owners. {(Proj. #350412)(Council Dist.-9)}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owners have not complied with the Building Official's violation notice dated **April 27, 2002**, Long Beach Municipal Code, Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections, G) Illegal Parking and M) Unsightly Property, directing the owners to remove the vehicles parked or stored in violation of Title 21 of the Zoning Regulations. Remove tarp from fence along the public right-of-way. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owners to remove the vehicles parked or stored in violation of Title 21 of the Zoning Regulations. Remove tarp from fence along the public right-of-way by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 20**

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**CASE NO. P – 7213-08-02: 3569 Fallon,** Felletti & Regina McCutcheon,  
Owners.{(Proj. #341120) (Council Dist.-7 )}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owners have not complied with the Building Official's violation notice dated **March 14, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsection N) Fence, directing the owners to remove, replace or repair and paint the deteriorated wood fence at rear alley. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owners to owners to remove, replace or repair and paint the deteriorated wood fence at rear alley by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 21**

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**CASE NO. P – 7214-08-02: 2921 GALE AVENUE**, Rob Hansen & Ruth H Sanford(deceased), Owners. {(Proj. #346268) (Council Dist.-7 )}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_ photos for the record. The owners have not complied with the Building Official's violation notice dated **March 14, 2002 and June 19, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections B) Paint/Roof, C) Broken Windows, I) Discarded Furniture & Household Items, M) Unsightly Property and N) Fence, directing the owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including eaves and trim. Repair or replace the deteriorated roof covering of the building which renders the building unsightly and in a state of disrepair and obtain all required permits. Replace all broken windows. Remove the discarded furniture and household items stored or kept in yard areas. Remove plywood from chain link fence at alley. Remove garage door being used for a gate and/or fence at rear alley. Remove, replace or repair and paint the deteriorated wood gates at alley and at the south property line. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owners to owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including eaves and trim. Repair or replace the deteriorated roof covering of the building which renders the building unsightly and in a state of disrepair and obtain all required permits. Replace all broken windows. Remove the discarded furniture and household items stored or kept in yard areas. Remove plywood from chain link fence at alley. Remove garage door being used for a gate and/or fence at rear alley. Remove, replace or repair and paint the deteriorated wood gates at alley and at the south property line by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 22**

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**CASE NO. P – 7215-08-02: 775 GARDENIA AVENUE, Narain & Parmila Tekchandani, Owners. {(Proj. #347351) (Council Dist.-7)}**

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owners have not complied with the Building Official's violation notice dated **April 29, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections B) Paint and M) Unsightly Property, directing the owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including ceiling of rear carport. Remove graffiti from building. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including ceiling of rear carport. Remove graffiti from building by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 23**

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**CASE NO. P – 7216-08-02: 1040 HELLMAN STREET,** Luis A. Diaz, Owner.  
{(Proj. #347839) (Council Dist.-1 ) }

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owner has not complied with the Building Official's violation notice dated **April 4, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections K) Trash Cans and M) Unsightly Property, directing the owner to remove the trash cans stored or kept in the front or side yards visible from public streets or provide an approved enclosure. Remove washer, dryer and tire visible from the public right-of-way. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owner to remove the trash cans stored or kept in the front or side yards visible from public streets or provide an approved enclosure. Remove washer, dryer and tire visible from the public right-of-way by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 24**

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**CASE NO. P – 7217-08-02: 1537 LINDEN AVENUE,** Melissa M. Raaff, Owner.  
{(Proj. #340354) (Council Dist.-1 } – **“SURVEY “**

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owner has not complied with the Building Official’s violation notice dated **December 18, 2001**, Long Beach Municipal Code, Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsection, N) Deteriorated Fence, directing the owner to remove, replace or repair and paint the deteriorated wrought iron gate. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board’s findings, declare the property a public nuisance, and order the owner to remove, replace or repair and paint the deteriorated wrought iron gate by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 25**

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**CASE NO. P – 7218-08-02: 1869 LOCUST AVENUE,** Juan and Maria Deloera, Owners. {(Proj. # 347685)(Council Dist.-6 } – **“SURVEY”**

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owners have not complied with the Building Official’s violation notice dated **April 5, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections B) Paint/Roof and N) Fence, directing the owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including stucco, trim and doors. Repair or replace the deteriorated roof covering of the building which renders the building unsightly and in a state of disrepair and obtain all required permits. Remove, replace or repair and paint the deteriorated wood fence on south property line. Repair the deteriorated chain link fence on north property line. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board’s findings, declare the property a public nuisance, and order the owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including stucco, trim and doors. Repair or replace the deteriorated roof covering of the building which renders the building unsightly and in a state of disrepair and obtain all required permits. Remove, replace or repair and paint the deteriorated wood fence on south property line. Repair the deteriorated chain link fence on north property line by **September 19, 2002**.



**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 26**

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**CASE NO. P – 7219-08-02: 1871-73 LOCUST AVENUE,** .Anita Lambazuri,  
Owner. {(Proj. #347686) (Council Dist.-6 } – **“SURVEY”**

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owner has not complied with the Building Official’s violation notice dated **April 12, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections B) Paint, C) Broken Windows, I) Discarded Furniture & Household Items, M) Unsightly Property and N) Fence, directing the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including stairs. Replace all broken windows. Remove discarded furniture and household items stored or kept in yard areas. Repair or replace deteriorated window screens. Repair the deteriorated chain link fence at driveway and south property line. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board’s findings, declare the property a public nuisance, and order the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including stairs. Replace all broken windows. Remove discarded furniture and household items stored or kept in yard areas. Repair or replace deteriorated window screens. Repair the deteriorated chain link fence at driveway and south property line by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 27**

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**CASE NO. P – 7220-08-02: 4827 LONG BEACH BOULEVARD.**, Romo Chernoff, Owner.{(Proj. #347038) (Council Dist.-8 )}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_ photos for the record. The owner has not complied with the Building Official's violation notice dated **March 22, 2002**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsection K) Trash Cans, directing the owner to remove the trash bin stored or kept in the front or side yards visible from public streets or provide an approved enclosure. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owner to remove the trash bin stored or kept in the front or side yards visible from public streets or provide an approved enclosure by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 28**

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**CASE NO. P – 7221-08-02: 6260-6260 A & B LONG BEACH BOULEVARD,**  
Los Angeles Home Owners Aid, Inc., Owners. {(Proj. #343316) (Council Dist.-9 )}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owners have not complied with the Building Official's violation notice dated **February 15, 2002**, Long Beach Municipal Code, Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections, B) Roof and K) Trash Cans, directing the owners to repair or replace the deteriorated roof covering of the building which renders the building unsightly and in a state of disrepair and obtain all required permits. Remove the trash cans stored or kept in the front or side yards visible from public streets or provide an approved enclosure. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owners to repair or replace the deteriorated roof covering of the building which renders the building unsightly and in a state of disrepair and obtain all required permits. Remove the trash cans stored or kept in the front or side yards visible from public streets or provide an approved enclosure by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 29**

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**CASE NO. P – 7222-08-02: 2024 MAINE AVENUE,** Robert E. & Jerline Smith, Owners. {(Proj. #342663) (Council Dist.-7 )}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owners have not complied with the Building Official's violation notice dated **January 30, 2002**, Long Beach Municipal Code, Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections, B) Paint/Roof, C) Broken Windows and N) Fence and Section 18.24.190 Prohibited Uses and Maintenance under Subsection 1702 (L) Sanitation, directing the owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including eaves, trim and garage. Repair or replace the deteriorated roof covering of the building which renders the building unsightly and in a state of disrepair including garage and obtain all required permits. Replace all broken windows. Remove, replace or repair and paint the deteriorated wood fence on the east property lines. Remove all debris and/or abandoned or inoperative motor vehicles & vehicle parts from the premises. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owners to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including eaves, trim and garage. Repair or replace the deteriorated roof covering of the building which renders the building unsightly and in a state of disrepair including garage and obtain all required permits. Replace all broken windows. Remove, replace or repair and paint the deteriorated wood fence on the east property lines. Remove all debris and/or abandoned or inoperative motor vehicles & vehicle parts from the premises by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 30**

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**CASE NO. P – 7223-08-02: 1990 MARTIN LUTHER KING JR AVENUE,**  
Leonard Smith, Owner. {(Proj. #339435) (Council Dist.-6 } - **“SURVEY”**

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_ photos for the record. The owner has not complied with the Building Official's violation notice dated **December 5, 2001**, Long Beach Municipal Code Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections B) Paint, I) Discarded Furniture & Household Items, K) Trash Cans, M) Unsightly Property and N) Fence and Section 18.24.190 Prohibited Uses and Maintenance under Subsection 1702 (L) Sanitation, directing the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including the exterior sash, trim, fascia and eaves. Remove discarded furniture and household items stored or kept on the property. Remove the trash cans stored or kept in the front or side yards visible from public streets or provide an approved enclosure. Remove, replace or repair and paint the deteriorated wood fence along the west property line and across the north side yard. Repair and paint the deteriorated wrought iron fencing along the north and west property lines. Repair and paint the deteriorated free standing pole sign. Remove all debris, abandoned, or inoperative motor vehicles & vehicle parts from the premises. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including the exterior sash, trim, fascia and eaves. Remove discarded furniture and household items stored or kept on the property. Remove the trash cans stored or kept in the front or side yards visible from public streets or provide an approved enclosure. Remove, replace or repair and paint the deteriorated wood fence along the west property line and across the north side yard. Repair and paint the deteriorated wrought iron fencing along the north and west property lines. Repair and paint the deteriorated free standing pole sign. Remove all debris, abandoned, or inoperative motor vehicles & vehicle parts from the premises by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 31**

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**CASE NO. P – 7224-08-02: 6639 MURIEL AVENUE**, Rose L. Frant, Owner.  
{(Proj. #338948) (Council Dist.-9 )}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owner has not complied with the Building Official's violation notice dated **April 13, 2002**, Long Beach Municipal Code, Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections B) Paint/Roof, C) Broken Windows and M) Unsightly Property, directing the owner to repair and paint all deteriorated exterior portions of the storage shed which renders it unsightly and in a state of disrepair. Repair or replace the deteriorated roof covering of the detached garage which renders the building unsightly and in a state of disrepair and obtain all required permits. Replace all broken windows of the dwelling. Remove unpermitted carport located in front of the garage. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owner to repair and paint all deteriorated exterior portions of the storage shed which renders it unsightly and in a state of disrepair. Repair or replace the deteriorated roof covering of the detached garage which renders the building unsightly and in a state of disrepair and obtain all required permits. Replace all broken windows of the dwelling. Remove unpermitted carport located in front of the garage by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 32**

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**CASE NO. P – 7225-08-02: 1826 PINE AVENUE**, Mark K. Worcester,  
Owner. {(Proj. #348151) (Council Dist.-6 } - **“SURVEY”**

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owner has not complied with the Building Official’s violation notice dated **April 22, 2002**, Long Beach Municipal Code, Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections B) Paint , C) Broken Windows and N) Fence, directing the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including garage doors. Replace all broken windows. Paint the deteriorated wrought iron fence and gate at front of building. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board’s findings, declare the property a public nuisance, and order the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including garage doors. Replace all broken windows. Paint the deteriorated wrought iron fence and gate at front of building by **September 19, 2002**.

**BOARD OF EXAMINERS, APPEALS & CONDEMNATION - AGENDA**  
**AUGUST 19, 2002**  
**AGENDA ITEM NO. 33**

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**CASE NO. P – 7226-08-02: 244 E. SOUTH STREET,** John Bonsangue, Owner.  
{(Proj. #333628) (Council Dist.-9 )}

**Comments:** This is a **Property Maintenance Case**. There are\_\_\_\_ photos for the record. The owner has not complied with the Building Official's violation notice dated **March 25, 2002**, Long Beach Municipal Code, Section 8.76.010 Property Maintenance, Prohibited Uses, declaring the conditions a public nuisance under Subsections, B) Paint and N) Fence, directing the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including detached garages. Remove, replace or repair and paint deteriorated wood fence at rear of property on west side of garage. Remove, replace or repair and paint deteriorated wrought iron fence at rear of property. A recent inspection revealed the property remains in violation.

**Suggested Board Action:** Conclude the hearing, adopt the findings of the Building Official as the Board's findings, declare the property a public nuisance, and order the owner to repair and paint all deteriorated exterior portions of the building which renders the building unsightly and in a state of disrepair, including detached garages. Remove, replace or repair and paint deteriorated wood fence at rear of property on west side of garage. Remove, replace or repair and paint deteriorated wrought iron fence at rear of property by **September 19, 2002**.

**OPPORTUNITY FOR PUBLIC COMMENTS:**

**NEW OR UNFINISHED BUSINESS:**

**SET DATE FOR NEXT HEARING:**      SEPTEMBER 16, 2002

**MOTION FOR ADJOURNMENT:**

*(Agenda:A81902)*



